THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No.2993 of 2007

Date: 19.02.2007

Between:

M/s.EMERALD Villas Private Ltd.

....Petitioner

and

The Sub-Registrar,
Registration Department,
R.R.District.

....Respondent

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O R D E R:

The petitioner states that one A.Laxmaiah and sixteen others are the owners of the agricultural land admeasuring Acs.6.02 guntas in Survey No.683/B situated at Devarayamzal Village, Shameerpet Mandal, Ranga Reddy District. According to it, the sale agreement-cum-General Power of Attorney executed by the said persons in its favour was presented to the respondent for registration. The grievance of the petitioner is that the respondent is not accepting the document for registration, on the ground that the Government issued a notification under Section 22-A of the Registration Act, 1908 (for short 'the Act'), in respect of the land in the said survey number. This writ petition is filed seeking appropriate directions to the respondent in this regard.

Heard the learned counsel for the petitioner and the learned Government Pleader for Revenue.

Section 22-A of the Act empowered the Government to issue notifications almost preventing the registration of documents in respect of the lands to be mentioned therein. Such a power was held to be *ultra vires* and the provision was struck down by the Hon'ble Supreme Court in ***State of Rajasthan v. Basanth Nahata***[1].

Once the sole basis for the respondent to refuse registration had disappeared, he is under obligation to receive the documents and consider the same in accordance with the provisions of the Stamp Act and the Registration Act.

Hence, the writ petition is disposed of, directing the second respondent to receive and process the document presented by the petitioner and take necessary steps in accordance with the provisions of the Stamp Act and the Registration Act, within one week from the date of receipt of a copy of this order. There shall be no order as to costs.

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09.02.2007

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[1] AIR 2005 SC 3401 = (2005) 12 SCC 77